

WASHINGTON GARDENS

STAFFORD COUNTY, VA

OVERVIEW

Washington Gardens is a new 17 lot, quiet subdivision located in the Falmouth area of Stafford County, VA. The 15 remaining lots are available for immediate delivery and offer a great market entry opportunity for a new residential builder.

Washington Gardens offers 8,000-10,000 square foot lots, that are served by public water and sewer. Situated just minutes from the Leeland VRE Station, and 2 miles from exit 133 on I-95, the subdivision offers an extremely convenient and attractive location for commuter residents. The subdivision is also convenient to the Rappahannock River, beautiful parks and less than 2 miles from Historic Downtown Fredericksburg.

Stafford County's residential market is booming....Don't Miss out on this amazing opportunity!

- 15 Single Family Home Lots Available for Sale
- Single Lot and Multiple Lots purchases available
- No Proffers, Impact Fees, nor Entitlements
- Great market entry Opportunity for New Builder

**MARKET ENTRY
OPPORTUNITY**
for
NEW BUILDER

**15 LOTS
REMAINING
FOR SALE**

CONTACT

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Jarrell Properties, Inc.



LOTS & COMMUNITY

Washington Gardens is a single-family subdivision featuring a total of 17 lots that are approximately 8,000 sq. ft. each. There are currently only 15 lots available for purchase. The remaining lots are shovel ready with public water and sewer to each. The lots are being offered individually or available for multi-lot takedown.

AMENITIES

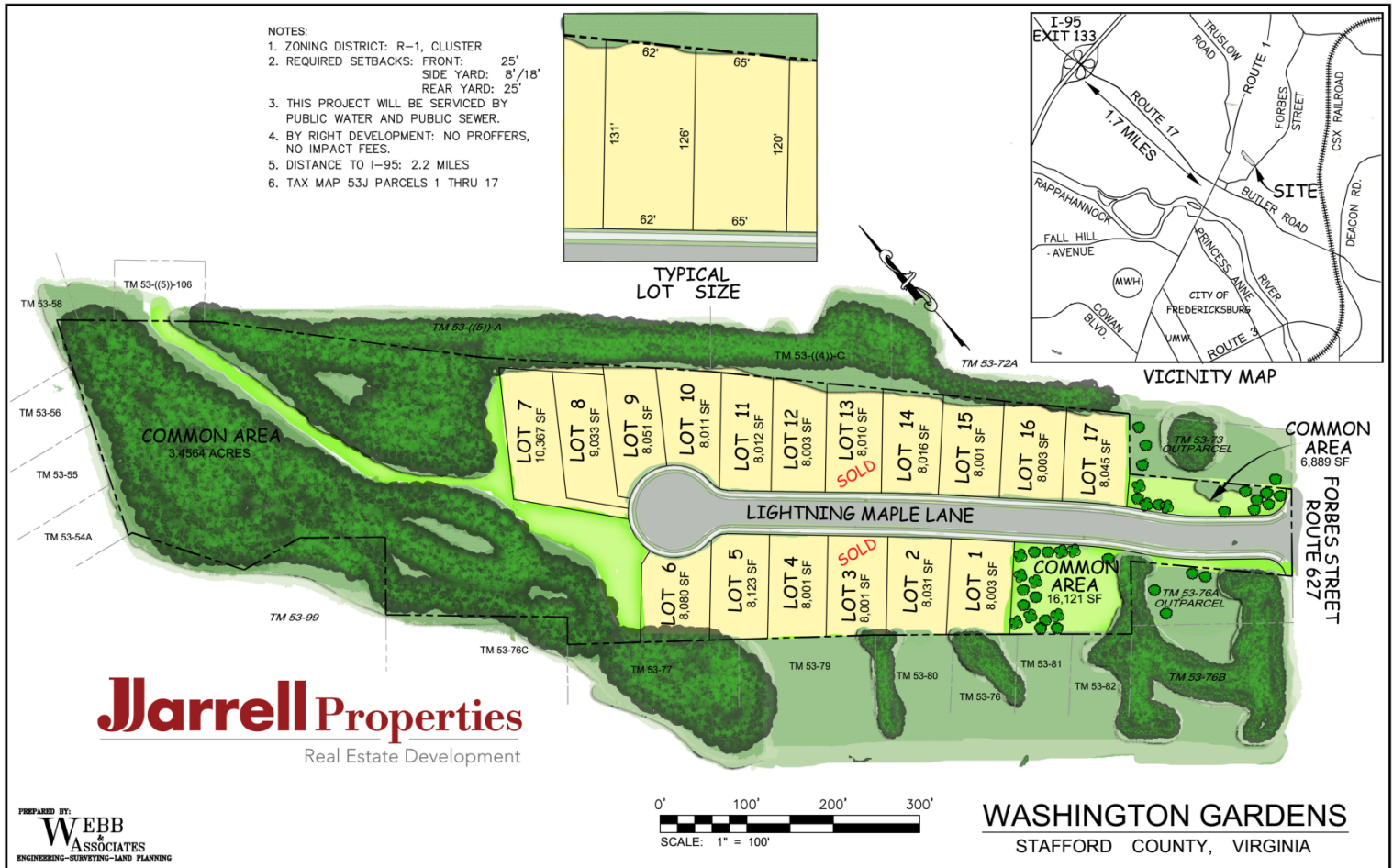
- Small & Quiet New Subdivision
- Just Minutes to the Leeland Station VRE
- Common Area and Open Space
- Nearby the Rappahannock River
- Convenient to Route 1 and I-95
- Within minutes of Historic Downtown Fredericksburg with numerous shops, dining, and other amenities



SCHOOLS

- Falmouth Elementary
- Drew Middle
- Stafford Senior High

COMMUNITY | LOT PLAN



SPECS

- **Lot Size:** 8,000-10,000 sq. ft.
- **Min House Size:** 1,800/2,200 sq. ft.
- **Tax Map Parcels:** 53J-1 thru 17 (except 3 & 13)
- **Utilities:** Public Water & Sewer

- **Proffer/Impact Fees:** No Fees
- **Number of Units:** 17 Finished Lots
- **Offering Terms:** Single/Multiple Lots
Available, Takedowns
Available, Creative financing possible

CALL FOR LOT AVAILABILITY

WASHINGTON GARDENS

STAFFORD COUNTY, VA

Jjarrell Properties
Real Estate Development

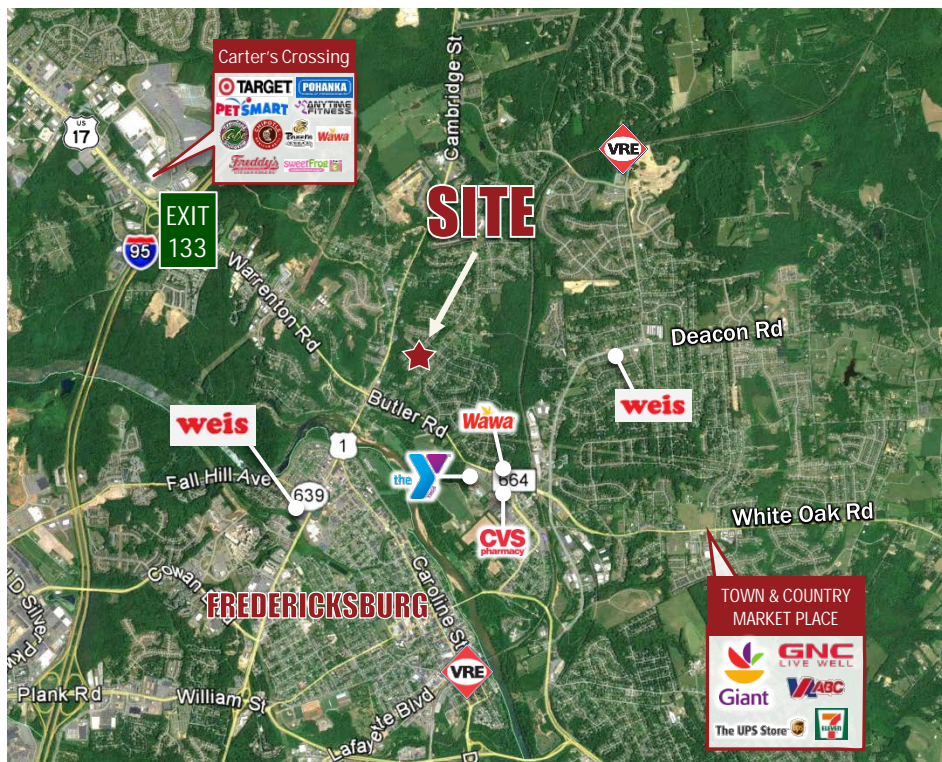
LOCATION

STAFFORD COUNTY, VA

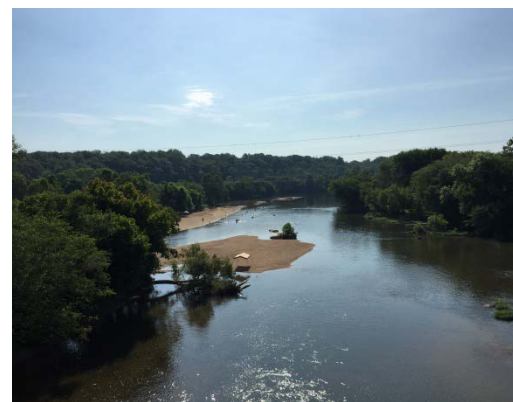
Washington Gardens is located in Stafford County, Virginia, situated less than 30 miles from Washington D.C. and the Capital Beltway. Stafford's population has grown exponentially (Over 40%) over the past two decades with a current population of nearly 140,000 residents. The United States Marine Corps Base Quantico (MCBQ), located in northern Stafford County has a daytime population of 27,000 military personnel and civilians and produces an overall economic impact of over \$5.88 Billion annually.

The residential base in Stafford County is highly educated, young, and family oriented, with an average household income of \$102,171, making it the 5th wealthiest county in the U.S. (U.S. Census Bureau). Stafford combines a pro-business approach with amenities like first-rate shopping centers, beautiful parks, award-winning law enforcement, championship golf courses, and nationally ranked schools to create an ideal quality of life for its residents.

- Stafford is the 5th Wealthiest County in the Nation (U.S. Census Bureau)
- Nearly 40% Population Growth over the past decade
- 79.5 % Home ownership rate
- Over 60% of population has college degree



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THE 5TH WEALTHIEST
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CONTACT